

**7/2/12 - Monday, July 2, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of July 2, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Pearson, Hibbard, Larson, Weld, Mmes. Mitchell, Ebert

Staff Present: Messrs. Tufte, Noel, Genskow, Ivory

The meeting was chaired by Mr. Pearson.

**1. EAU CLAIRE WATERWAYS PLAN “ Comprehensive Plan Update to 1988 Waterways Plan**

Mr. Tufte presented the new Waterways Plan, an update from the 1988 original plan. Public and technical committees were set up to help develop the plan. Several public meetings were held to gather public comment. The plan has five chapters; the green way or parks and trail chapter, the land use and urban design chapter, the natural and cultural resource protection chapter, the economic development chapter, and the implementation chapter. Mr. Tufte noted various proposed improvements along the rivers in the community. Proposed trails and associated amenities along the riverbanks were also noted. Ecological enhancements were described such as vegetated riprap and proper planting for the stream bank zone. Economic development opportunities from leveraging the City™s water resources were explained. The implementation chapter lists the plan™s action policies.

Wade Rudolph, from Sacred Heart Hospital, spoke in favor of the plan and said it demonstrates good stewardship towards protecting the natural resources in the community.

Mr. Larson recommended approval of the Waterways Plan. Mr. Weld seconded and the motion carried.

**2. REZONING (Z-1507-12) “ R-1 to R-2P, Folsom Street; and  
PRELIMINARY PLAT (P-2-12) - Duplex (Twin Home) Development**

Mr. Tufte presented the request to rezone a parcel from R-1 to R-2P and to approve the preliminary plat for duplex (twin home) development. This item was tabled from the June 18, 2012, meeting. The proposed development is for 8 lots containing 16 units on four acres of land. The applicant™s preliminary plat would extend a road from Folsom Street and a short cul-de-sac. Staff has presented an alternative 8-lot design with a through-street design rather than a cul-de-sac so that the property to the west could be developed. Chippewa Valley Technical College (CVTC) has no concerns about the parcel being developed at the proposed density. The street off Folsom would be on the applicant™s and CVTC™s properties. Street construction and cost responsibilities would be handled via a developer™s agreement.

Applicant, Steve Haas, stated they would like to get as many lots out of the property as possible because of the road construction expense. He would like at least nine lots for the development.

Commissioners discussed the merits of the two alternative preliminary plat designs.

Mr. Hibbard recommended approval of the through-street (8) eight-lot plat design subject to staff conditions. He changed the staff condition to not rezone the lot located on Folsom Street. Mr. Larson seconded. Ms. Mitchell made a motion to amend Mr. Hibbard™s motion recommending a (9) nine-lot cul-de-sac plat design. Mr. Weld seconded the motion. The amendment failed, however, on a three-to-three vote with Mr. Larson, Ms. Ebert, and Mr. Hibbard voting nay. Mr. Hibbard™s original motion then passed by all voting in favor.

**3. CONDITIONAL USE PERMIT (CZ-1215) “ Second Sign, St. James Church**

Mr. Ivory presented the conditional use request to allow a second ground> Father John A. Schultz, with St. James Parish, spoke in favor of the project. The purpose of the sign is to let people know about the church™s mission. They prefer the proposed location for the best visibility.

Mr. Larson motioned to approve the conditional use permit request with staff conditions. Ms. Mitchell seconded and the motion carried. Mr. Hibbard voted nay.

**4. SITE PLAN (SP-1223) “ Office Addition to NestlÃ©s, Venture Drive**

Mr. Tufte presented the request to approve a site plan for an office addition with parking for NestlÃ©s Nutrition. The size of the office is larger than what was originally approved and, thus, requires Plan Commission approval. The required parking is based on the number of employees that will be working in the office. A revised employee count will be needed for the require parking.

Larry Wili, NestlÃ©s Nutrition™s facilities manager, stated the addition will not be strictly office. A third of it will be for office, a third for lockers and a third for a lunch room. He stated the proposal is for one floor, where a second floor can be added at a later date. Future plant developments will be off to the east side of the site. They are well over for parking based off their employee need.

Mr. Hibbard motioned to approve the site plan per the conditions of the staff report. Mr. Weld seconded and the motion carried.

#### **5. SITE PLAN (SP-1224) “ Restaurant and Commercial Space, 2112 S. Hastings Way**

Mr. Tufte presented the request to approve a site plan for a restaurant and commercial space. The existing gas station on site will be removed and a new two-bay building will be built. There is a drive-up facility and bike rack parking proposed. The site access will be shared onto S. Hastings Way. They will plant new street trees and provide landscaping on the four sides of the property.

There was no opposition to the project.

Mr. Weld motioned to approve the site plan subject to staff™s condition. Mr. Larson seconded and the motion carried.

#### **6. DISCUSSION/DIRECTION**

##### **A. Healthy Communities “ Work Program**

Mr. Noel presented the work program for adding a Health Chapter to the Comprehensive Plan. The planning process will be issue-centered. Staff will provide research on what other communities have done, a baseline analysis of what is currently being done in the City, and draft an initial health issues list. There will be four public workshops to elicit community feedback. An advisory committee will be set up to help shape the development of the chapter. The first workshop will be in middle September. An expert speaker will be brought in.

Commissioners discussed this unique planning exercise and what may come of it. All thought it will be important if it is to be tied to the Comprehensive Plan that the issues and policies are tied back to the built environment. Commissioners offered several other names for the advisory committee and directed staff to initiate the undertaking.

##### **B. Code Compliance Items**

None.

##### **C. Future Agenda Items**

None.

#### **7. MINUTES**

The minutes of the meeting of June 18, 2012, were approved.

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Tom Pearson  
Secretary